

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	13 Grafton Street, Chevy Chase	<b>Meeting Date:</b>	9/18/2024
<b>Resource:</b>	Contributing Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	9/11/2024
<b>Applicant:</b>	Diogo Coelho	<b>Public Notice:</b>	9/4/2024
<b>Review:</b>	HAWP (REVISION)	<b>Tax Credit:</b>	No
<b>Case Number:</b>	1063896	<b>Staff:</b>	Laura DiPasquale

**PROPOSAL:** For revision to previously approved HAWP for fence installation in front yard

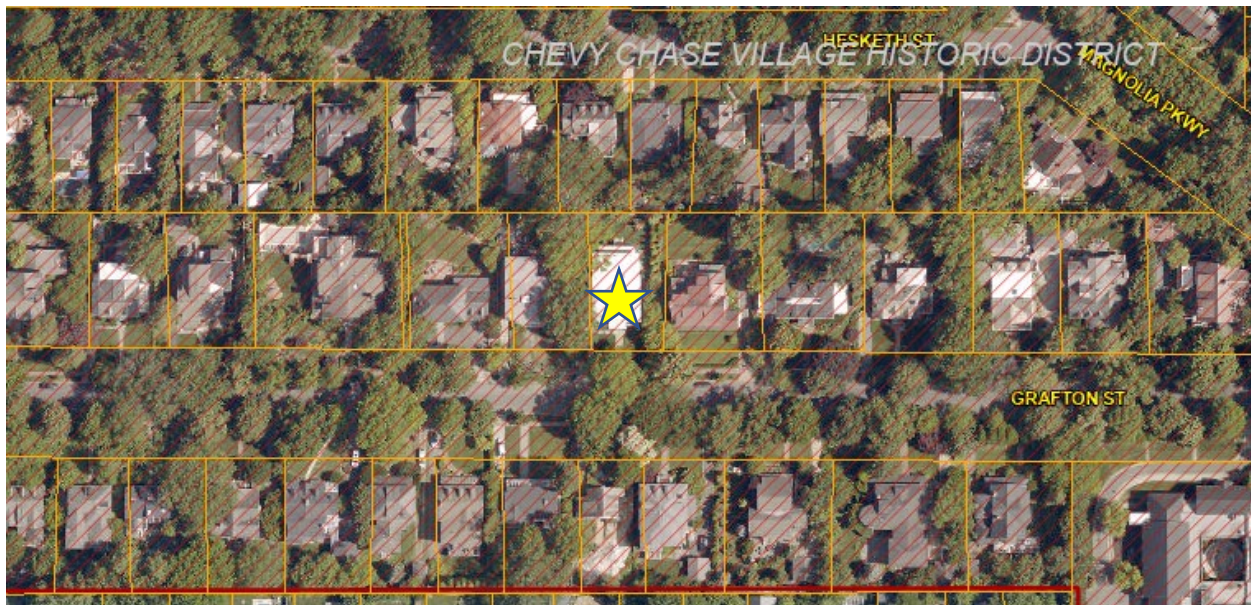
**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP with one (1) condition, with final approval authority delegated to staff:

1. The applicant must submit an arborist report/tree assessment indicating the potential impact of the proposed enclosure on the adjacent tree. If the proposed enclosure will adversely affect the tree, the enclosure will be relocated, with the staff to review details.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Chevy Chase Village Historic District  
**STYLE:** Prairie  
**DATE:** c.1892-1916



**Figure 1: The subject property (shown with a yellow star) is located in the southwest portion of the Chevy Chase Village Historic District.**

**PROPOSAL**

The applicant proposes to construct a fenced enclosure in the front yard along the western property line. The proposed enclosure would be located approximately 22 feet from the street and attach to an existing four-foot tall section of fence. It would measure 7 feet 8.5 inches in length by 3 feet 4 inches in depth and be constructed of four-foot-tall alternating board fencing to match the existing fence and feature a pair of gates with strap hinges.

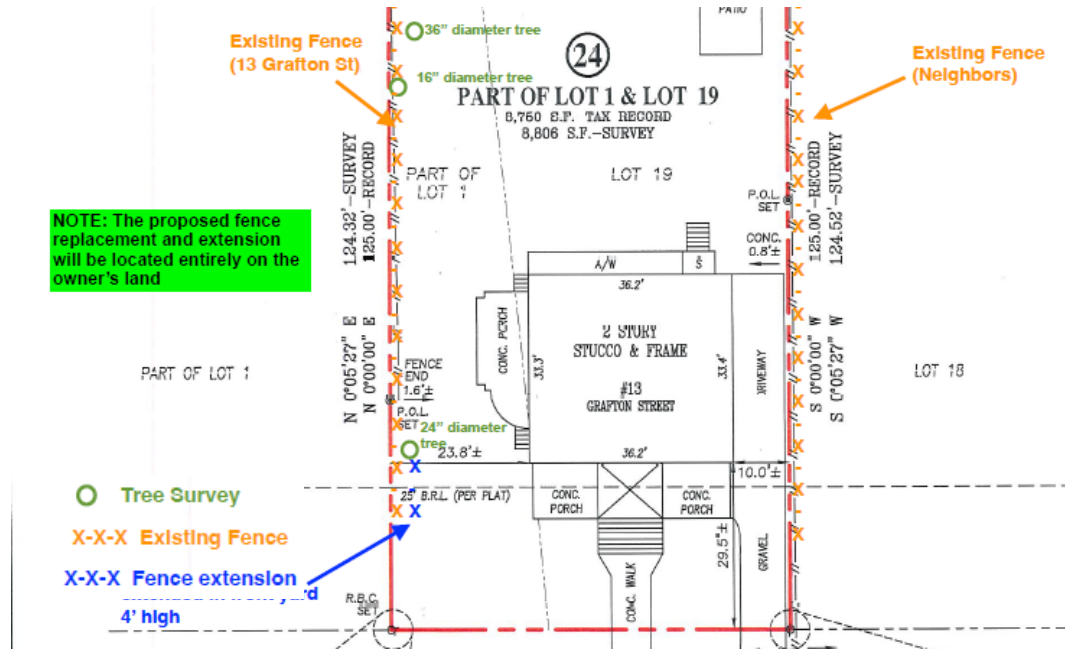


Figure 2: Site plan showing the proposed enclosure location. Note that this site plan does not reflect changes made between 2021-2022, which include the relocation of the driveway from the east to west side of the property.

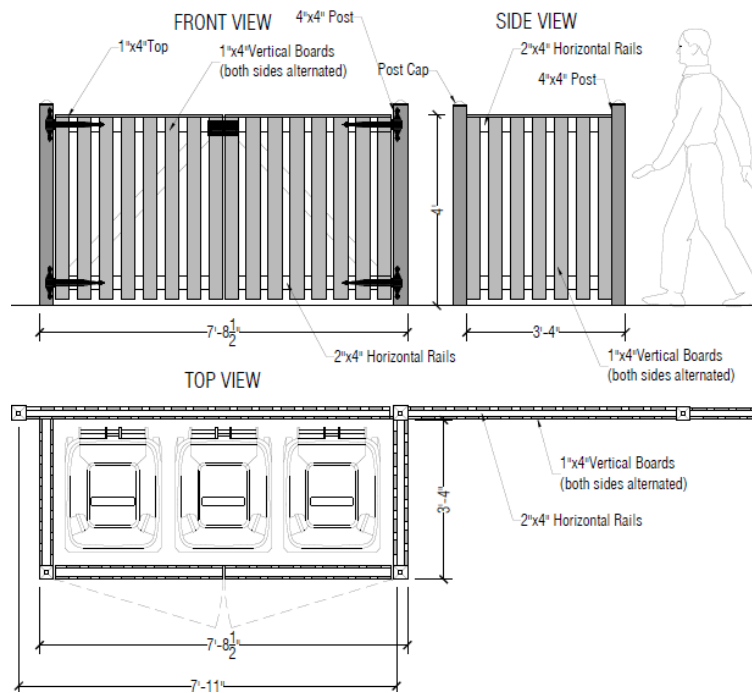
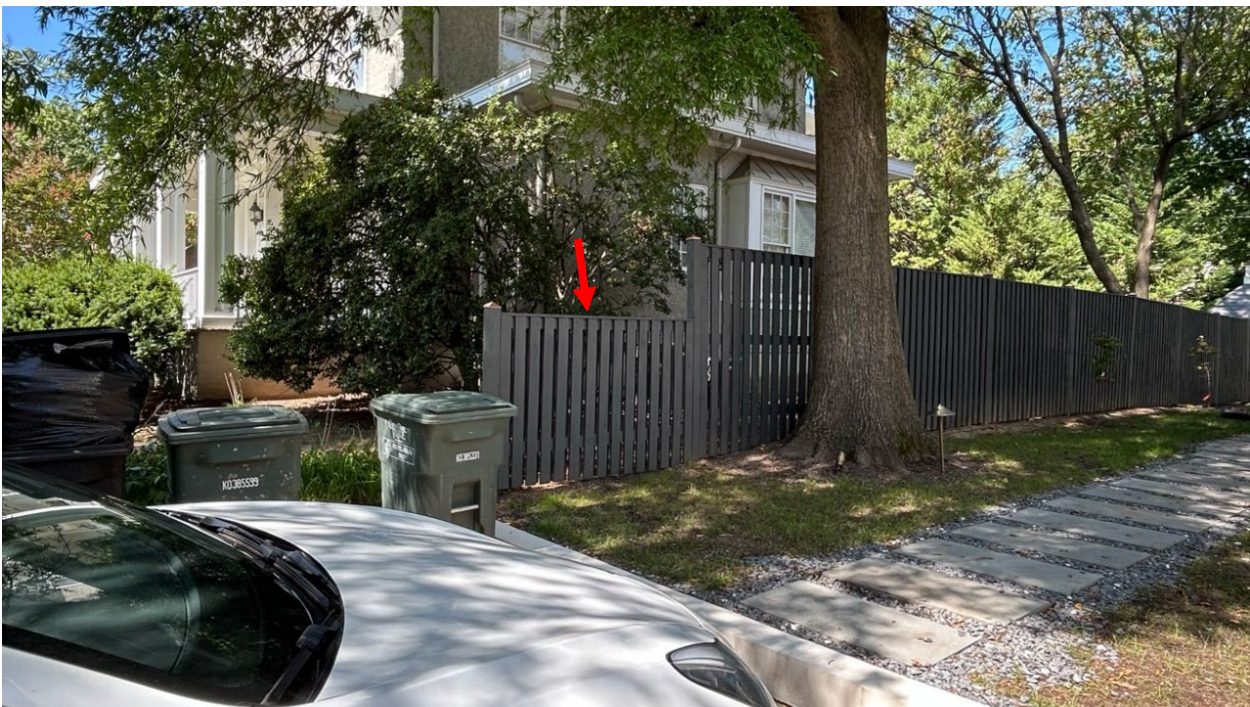


Figure 3: Details of the proposed enclosure.



*Figure 4: Front (south) elevation of the subject property. The red arrow denotes the approximate location of the proposed enclosure.*



*Figure 5: The proposed enclosure will attach to an existing section of fence and extend 3 feet 4 inches towards the walkway visible in this photograph.*

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

The *Guidelines* state five basic policies that should be adhered to, including:

1. Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
2. Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
5. Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny for Outstanding and Contributing Resources:

**“Lenient Scrutiny”** means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale and compatibility.

**“Moderate Scrutiny”** involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

**“Strict Scrutiny”** means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* that pertain to this project are as follows:

- *Fences* should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

***Montgomery County Code; Chapter 24A-8***

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***Secretary of the Interior's Standards for Rehabilitation:***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

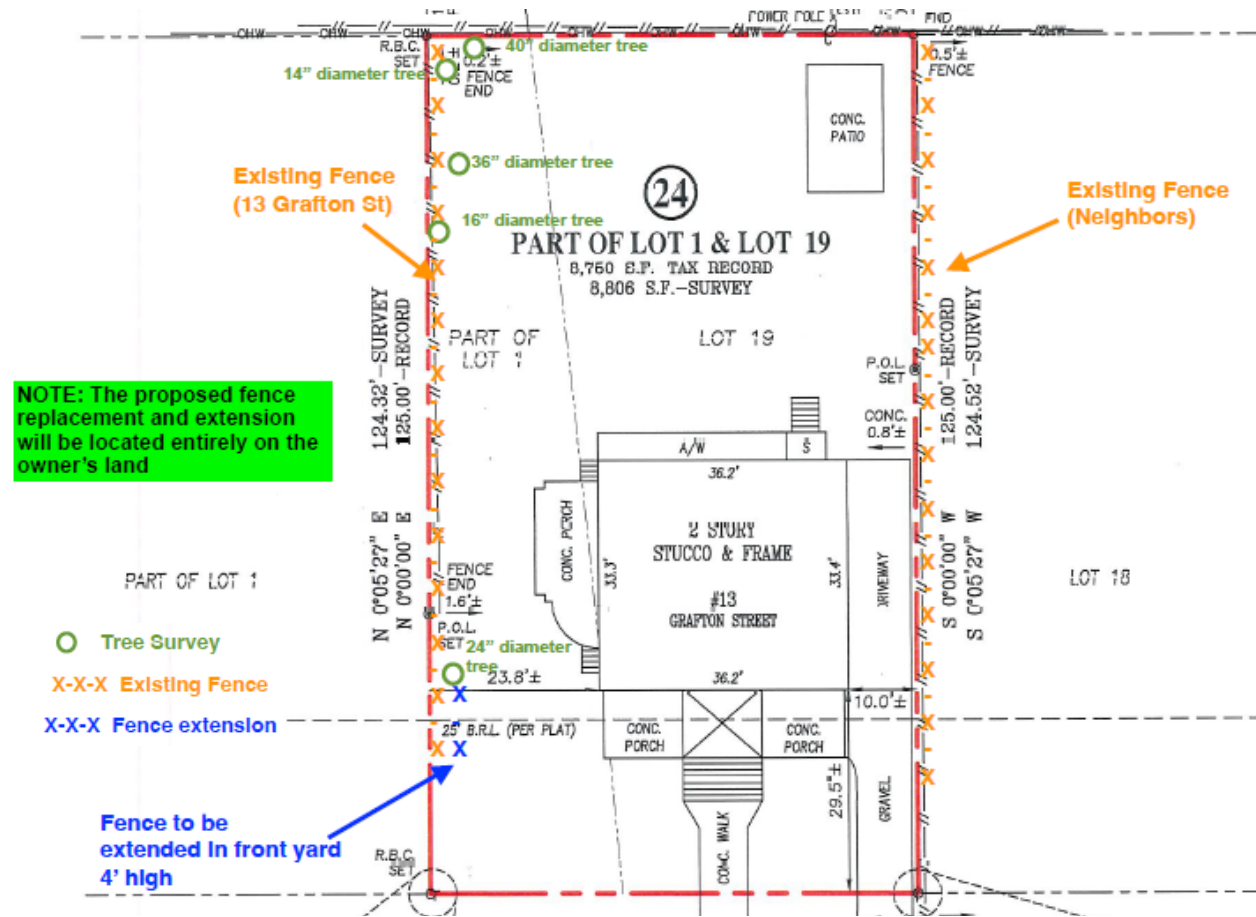
#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

*Background*

In 2020, the HPC approved an application for substantial alterations and additions to the subject property. These alterations included the construction of rear and side additions and relocation of the driveway from the eastern side of the property to the western side of the property.<sup>1</sup> Staff notes that the site plan submitted with the application (Figure 6) pre-dates that project and does not accurately reflect the existing site conditions. The existing site plan is shown in Figure 7. The segment of approximately four-foot fence along the western property line to which the proposed enclosure will be attached was approved by HPC staff in April 2024.<sup>2</sup> The additional six-foot tall fencing along the western property line was also replaced in-kind at that time.



**Figure 6:** The site plan included in the submission shows the site prior to 2020-approved alterations and additions. This site plan does not reflect 2024 existing conditions.

<sup>1</sup> October 14, 2020 HPC approval for building addition and hardscape alterations: [https://mcatlas.org/tiles6/06\\_HistoricPreservation\\_PhotoArchives/HAWP/10-14-2020/13%20Grafton%20St.%20Chevy%20Chase%20-%202035-13-20DD-%20Approval.pdf](https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/10-14-2020/13%20Grafton%20St.%20Chevy%20Chase%20-%202035-13-20DD-%20Approval.pdf)

<sup>2</sup> April 2024 fence approval: [https://mcatlas.org/tiles6/06\\_HistoricPreservation\\_PhotoArchives/HAWP/4-17-2024/13%20Grafton%20Street,%20Chevy%20Chase%20-%20201063896%20-%2020%20Approval.pdf](https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/4-17-2024/13%20Grafton%20Street,%20Chevy%20Chase%20-%20201063896%20-%2020%20Approval.pdf)

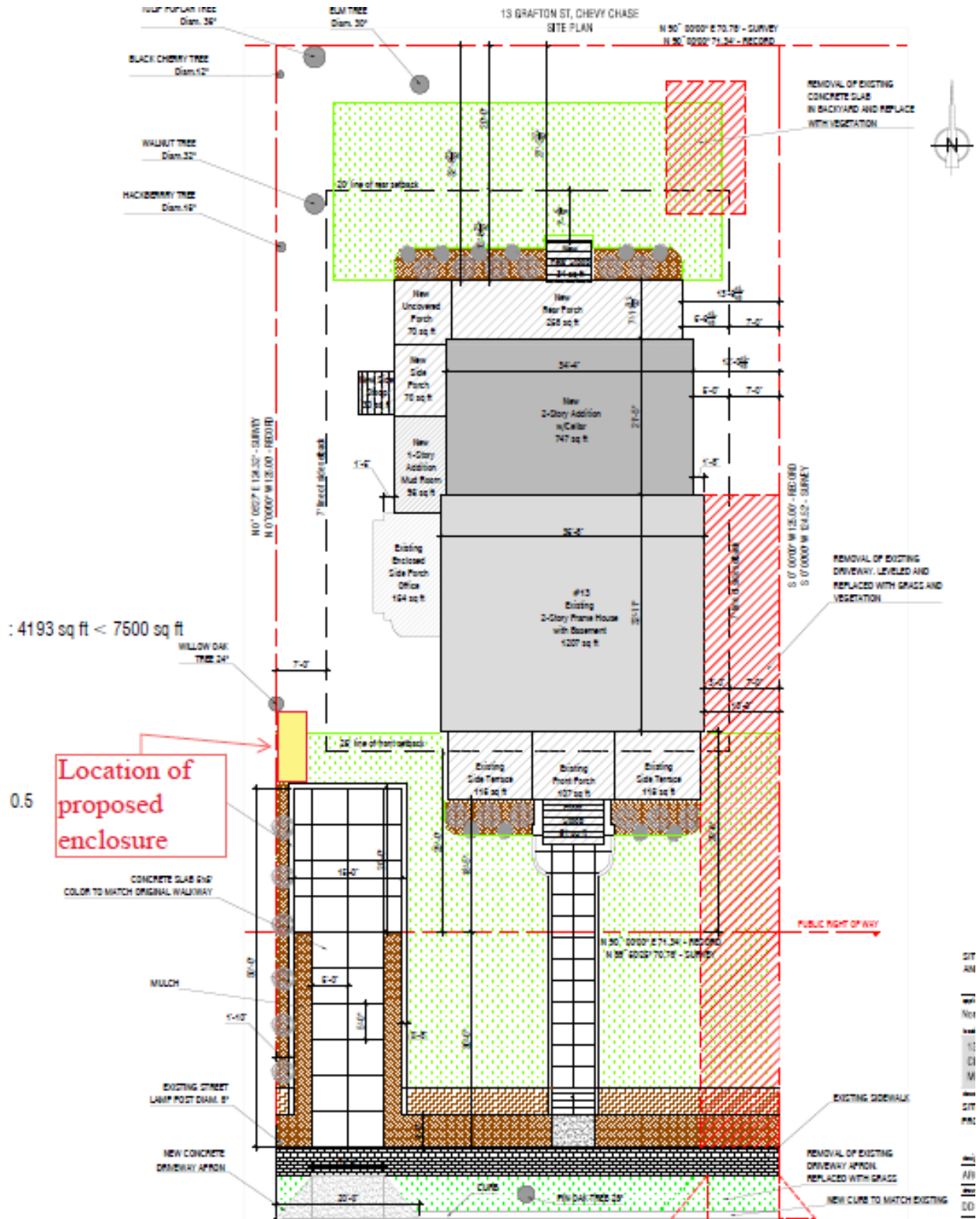


Figure 7: Existing site plan showing the location of the proposed enclosure relative to the relocated driveway, and other additions/alterations made to the property in 2021/2022. Enclosure location annotation added by Historic Preservation Office staff.

### *Discussion*

Staff supports the construction of the proposed enclosure, provided an arborist report confirms that the new post holes will not damage the adjacent tree. Staff notes that the submitted materials include notations showing the locations of substantial trees, but no assessment of the potential impact of new footings to the adjacent 24-inch diameter tree. The proposed fenced enclosure will be visible from the public right-of-way and therefore should be subject to moderate scrutiny, per the *Guidelines*. Staff finds that the proposed four-foot-tall vertical wood board material is compatible with the historic property, complying with the *Guidelines*' guidance for alterations subject to "moderate scrutiny" and Chapter 24A-8(b)(2). While the proposed enclosure will be forward of the plane of the front façade of the house, it will be set behind the plane of the front terrace, and will be located approximately 17 feet from the historic house and 22 feet from the street. The enclosure projects a nominal 3 feet 4 inches from the existing fence, leaving unobscured views of the front and side yards of the property, and maintaining the open streetscape, identified as an important feature in the *Guidelines*. Staff finds that, given the compatible material, minimal height and footprint of the proposed enclosure, and setback from the street and house, the proposal will not substantially alter the exterior features of the historic resource within the historic district, complying with Chapter 24A-8(b)(1). Furthermore, provided the proposed enclosure does not damage the adjacent tree, the proposal does not necessitate the removal of historic materials or alterations of features or spaces that characterize the property, is differentiated from but compatible with the historic property, and if removed in the future, would leave the essential form and integrity of the historic property unimpaired, complying with *Standards* 2, 9, and 10.



**Figure 8: Front elevation of 13 Grafton Street. The proposed enclosure would be located along the western property line (left), immediately beyond the existing driveway.**





*Figure 9: View towards the proposed enclosure location from the driveway of 13 Grafton Street. The proposed enclosure will be immediately behind the garbage cans visible in this photograph, outside of the white retaining wall, and in front of the tree.*

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP with one (1) condition, with final approval authority delegated to staff:

1. The applicant must submit an arborist report/tree assessment indicating the potential impact of the proposed enclosure on the adjacent tree. If the proposed enclosure will adversely affect the tree, the enclosure will be relocated, with the staff to review details.

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and (d), and the *Chevy Chase Village Historic District Guidelines*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-2167 or [laura.dipasquale@montgomeryplanning.org](mailto:laura.dipasquale@montgomeryplanning.org) to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other.

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent
Date

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

**GENERAL NOTES:**

1. Property shown in Montgomery County Tax Assessment Map HN-41.
2. All property corners have been recovered or set and verified per a field survey performed: September 25, 2019.
3. The property is recorded among the land records of Montgomery County in Plat Book 2, Plat 106 and as described in Liber 4386 at Folio 488.
4. The information shown hereon has been prepared without benefit of a title report, and therefore may not reflect all easements or encumbrances which may affect subject property.
5. P.O.L. indicates a point set on the property line.  
R.B.C. indicates a Rebar & Cap Set or Found.  
—OHW— Indicates overhead wires.

PLAT BOOK 2, PLAT 106

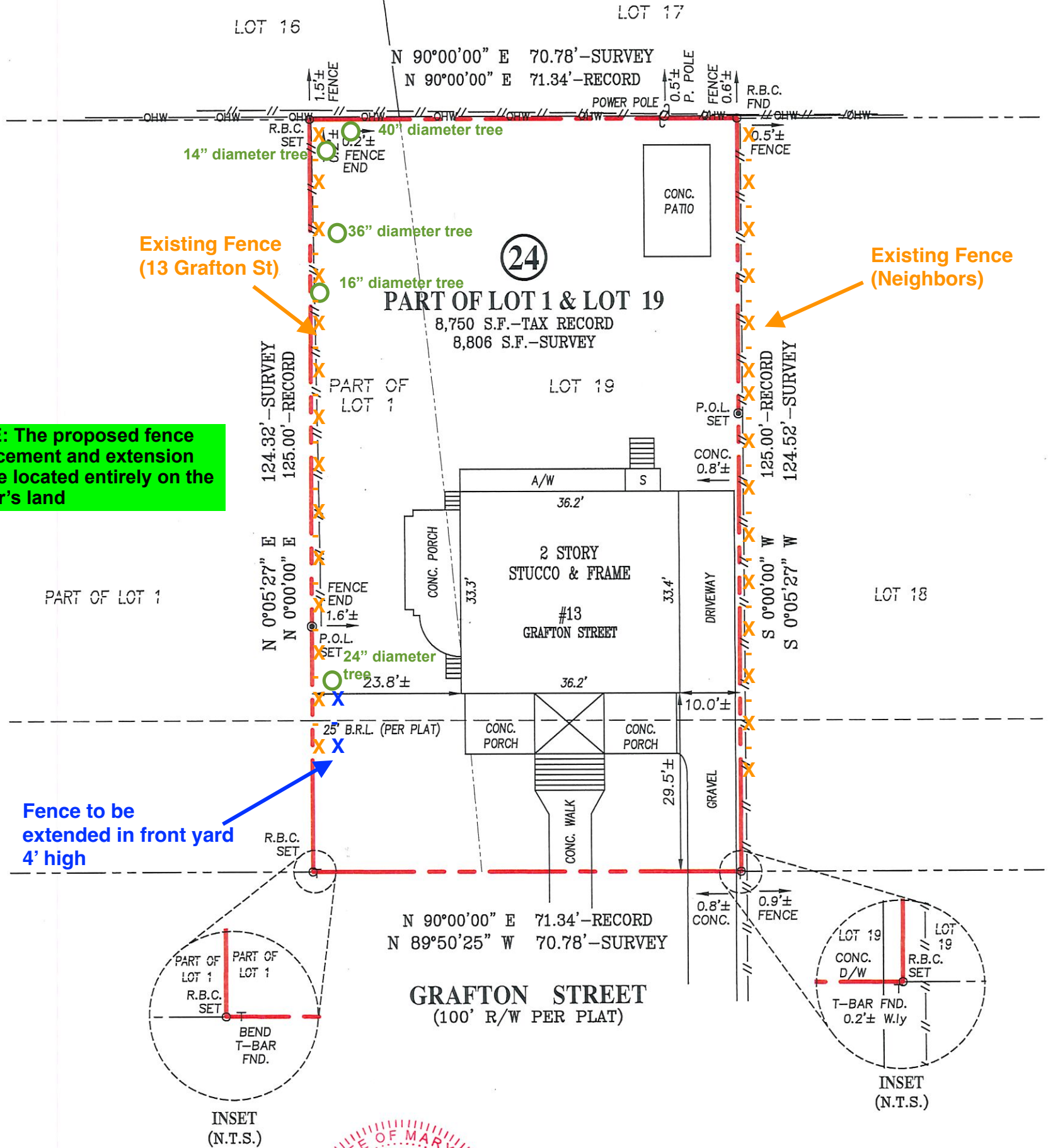


○ Tree Survey


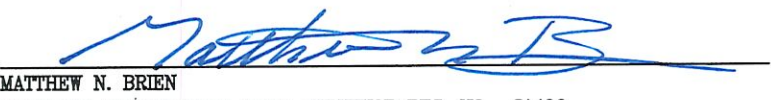
X-X-X Existing Fence

X-X-X Fence extension

**NOTE: The proposed fence replacement and extension will be located entirely on the owner's land**



PLAT OF SURVEY  
BOUNDARY  
PART OF LOT 1 & LOT 19, BLOCK 24  
SECTION No. 2  
**CHEVY CHASE**  
MONTGOMERY COUNTY, MARYLAND

<b>SURVEYOR'S CERTIFICATE</b>		<b>REFERENCES</b>		 <b>SNIDER &amp; ASSOCIATES</b> LAND SURVEYORS 19544 Amaranth Drive Germantown, Maryland 20874 301/948-5100, Fax 301/948-1286 WWW.SNIDERSURVEYS.COM	
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN. THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REGULATIONS GOVERNING LAND SURVEYING IN THE STATE OF MARYLAND.		PLAT BK.	2		
 MATTHEW N. BRIEN MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 21406 Expires: 06-08-2020		PLAT NO.	106	DATE OF LOCATIONS	
		LIBER	4386	WALL CHECK:	
		FOLIO	488	HSE. LOC.:	
				PROP. CORS.: 09-25-2019	
				DRAWN BY: M. PAGAN	JOB NO.: 19-03525-B



13 GRAFTON ST, CHEVY CHASE  
SOUTH FAÇADE  
PROPOSED



MATERIALS LEGEND

- ① COARSE-TEXTURED STUCCO
- ② SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
- ③ TPO ROOF MEMBRANE
- ④ DURACRAFT COMPOSITE CLASSIC SQUARE COLUMN - WHITE
- ⑤ WOOD-CLAD QUAD SLIDING DOOR - PELLA ARCHITECT RESERVE SERIES
- ⑥ WOOD-CLAD DOUBLE HUNG WINDOWS - PELLA ARCHITECT RESERVE SERIES
- ⑦ WOOD-CLAD CASEMENT WINDOWS - PELLA ARCHITECT RESERVE SERIES
- ⑧ FIBERGLASS BASEMENT WINDOWS - PELLA IMPERVIA SERIES
- ⑨ ALUMINUM FASCIA TRIM CUSTOM BENT TO MATCH HISTORIC
- ⑩ HARDIE TRIM BOARD SMOOTH - WHITE
- ⑪ WOOD RAILING AND STAIRS - WHITE
- ⑫ SMOOTH CONCRETE

applicant			
Norah & Diogo Coelho			
location			
13 GRAFTON ST CHEVY CHASE MD 20815			
description			
SOUTH FAÇADE PROPOSED			
design	phase	scales	date
ARCHITECTURE	PLANNING	1:75	SEPTEMBER 2020
drawn by	signature	job #	drawing # rev
DDC		A01.ARQ.REN	13-PE1 1

13 GRAFTON ST, CHEVY CHASE  
EAST FAÇADE  
PROPOSED



MATERIALS LEGEND

- ① COARSE-TEXTURED STUCCO
- ② SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
- ③ TPO ROOF MEMBRANE
- ④ DURACRAFT COMPOSITE CLASSIC SQUARE COLUMN - WHITE
- ⑤ WOOD-CLAD QUAD SLIDING DOOR - PELLA ARCHITECT RESERVE SERIES
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- ⑫ SMOOTH CONCRETE

applicant			
Norah & Diogo Coelho			
location			
13 GRAFTON ST CHEVY CHASE MD 20815			
description			
EAST FAÇADE PROPOSED			
design	phase	scales	date
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020
drawn by	signature	job #	drawing # rev
DDC		A01.ARQ.REN	14-PE2 1

13 GRAFTON ST, CHEVY CHASE  
NORTH FAÇADE  
PROPOSED



MATERIALS LEGEND

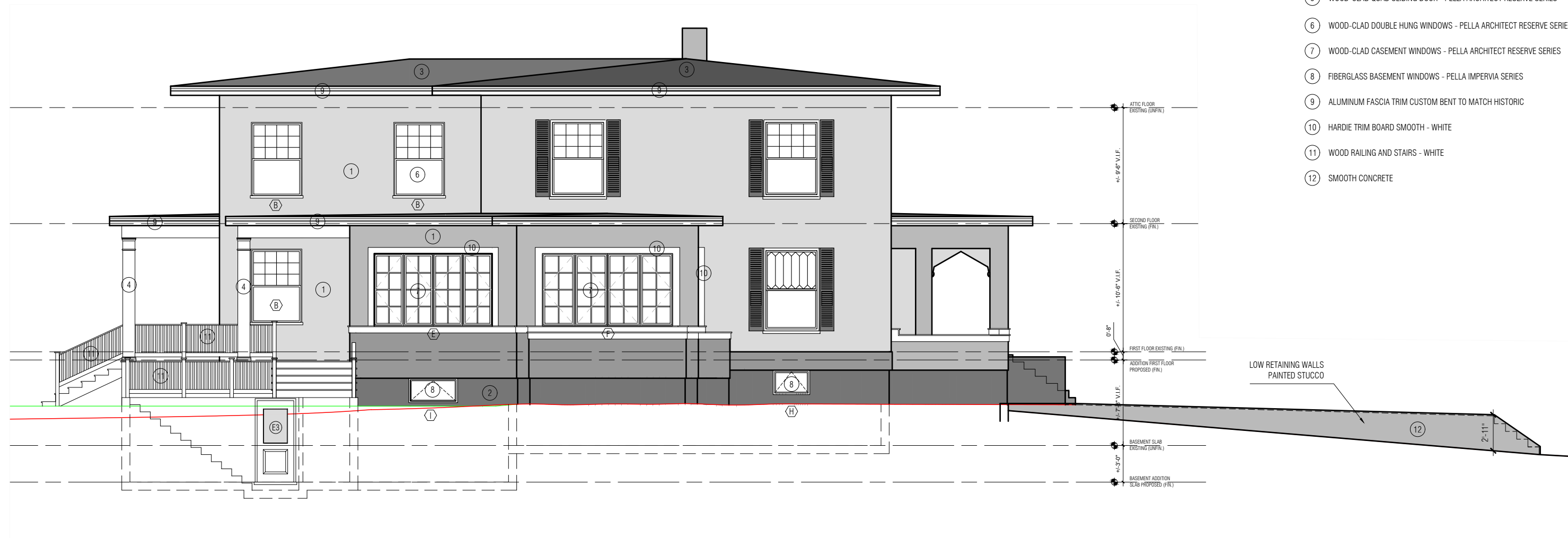
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- ⑪ WOOD RAILING AND STAIRS - WHITE
- ⑫ SMOOTH CONCRETE

applicant Norah & Diogo Coelho			
location 13 GRAFTON ST CHEVY CHASE MD 20815			
description NORTH FAÇADE PROPOSED			
design	phase	scales	date
ARCHITECTURE	PLANNING	1:75	SEPTEMBER 2020
drawn by	signature	job #	drawing # rev
DDC		A01.ARQ.REN	15-PE3 1

13 GRAFTON ST, CHEVY CHASE  
WEST FAÇADE  
PROPOSED

MATERIALS LEGEND

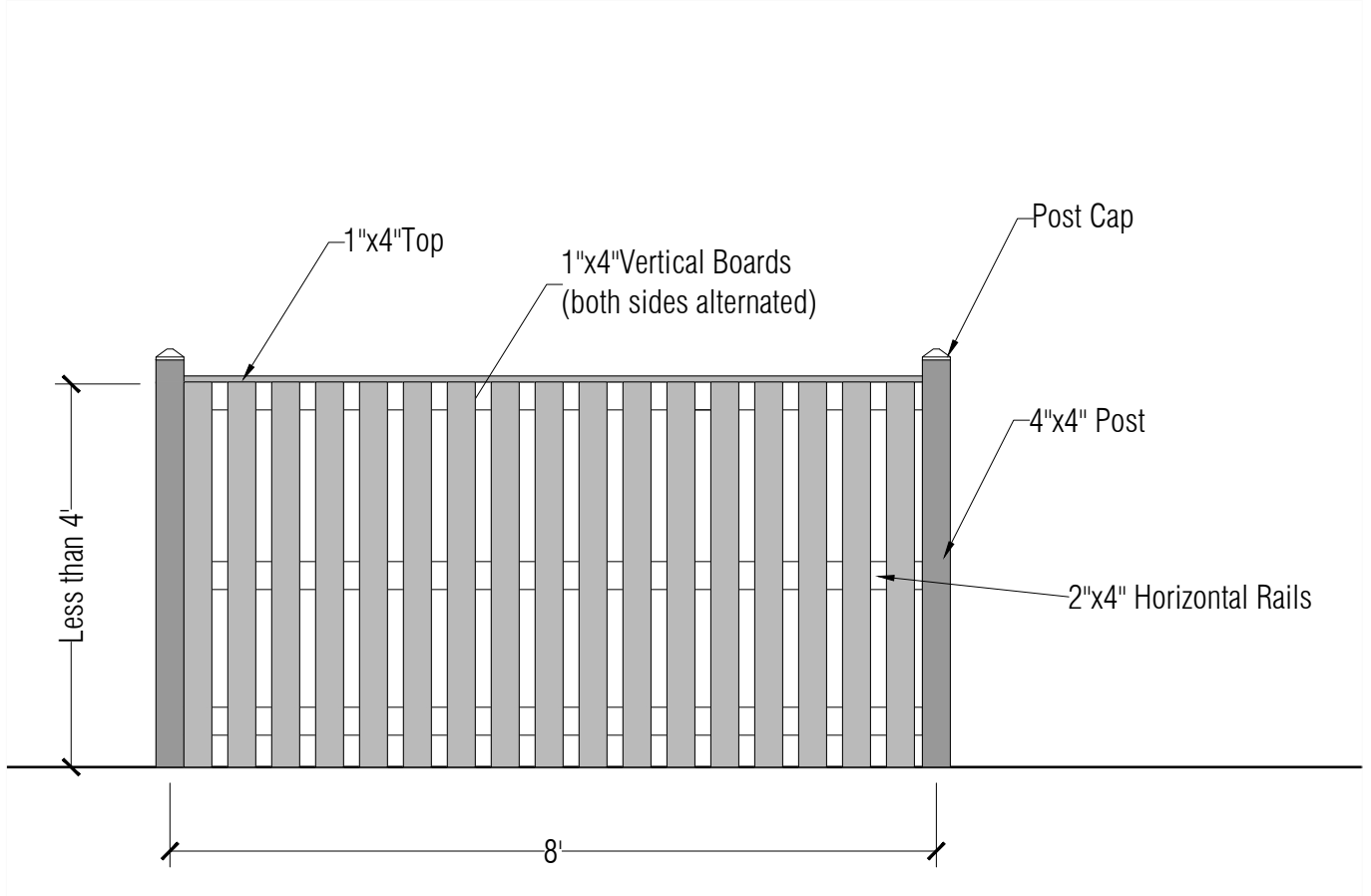
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- ⑪ WOOD RAILING AND STAIRS - WHITE
- ⑫ SMOOTH CONCRETE



applicant	Norah & Diogo Coelho		
location	13 GRAFTON ST CHEVY CHASE MD 20815		
description	WEST FAÇADE PROPOSED		
design	phase	scales	date
ARCHITECTURE	PLANNING	1:100	SEPTEMBER 2020
drawn by	signature	job #	drawing # rev
DDC		A01.ARQ.REN	16-PE4 1

# 13 GRAFTON ST

## Proposed Fence Replacement In Kind - Typical South-West Side



Material of the fence parts:  
Pressure Treated Timber for ground contact

<small>applicant</small>	Norah & Diogo Coelho		
<small>location</small>	13 GRAFTON ST CHEVY CHASE MD 20815		
<small>description</small>	WEST SIDE FENCE DETAILS		

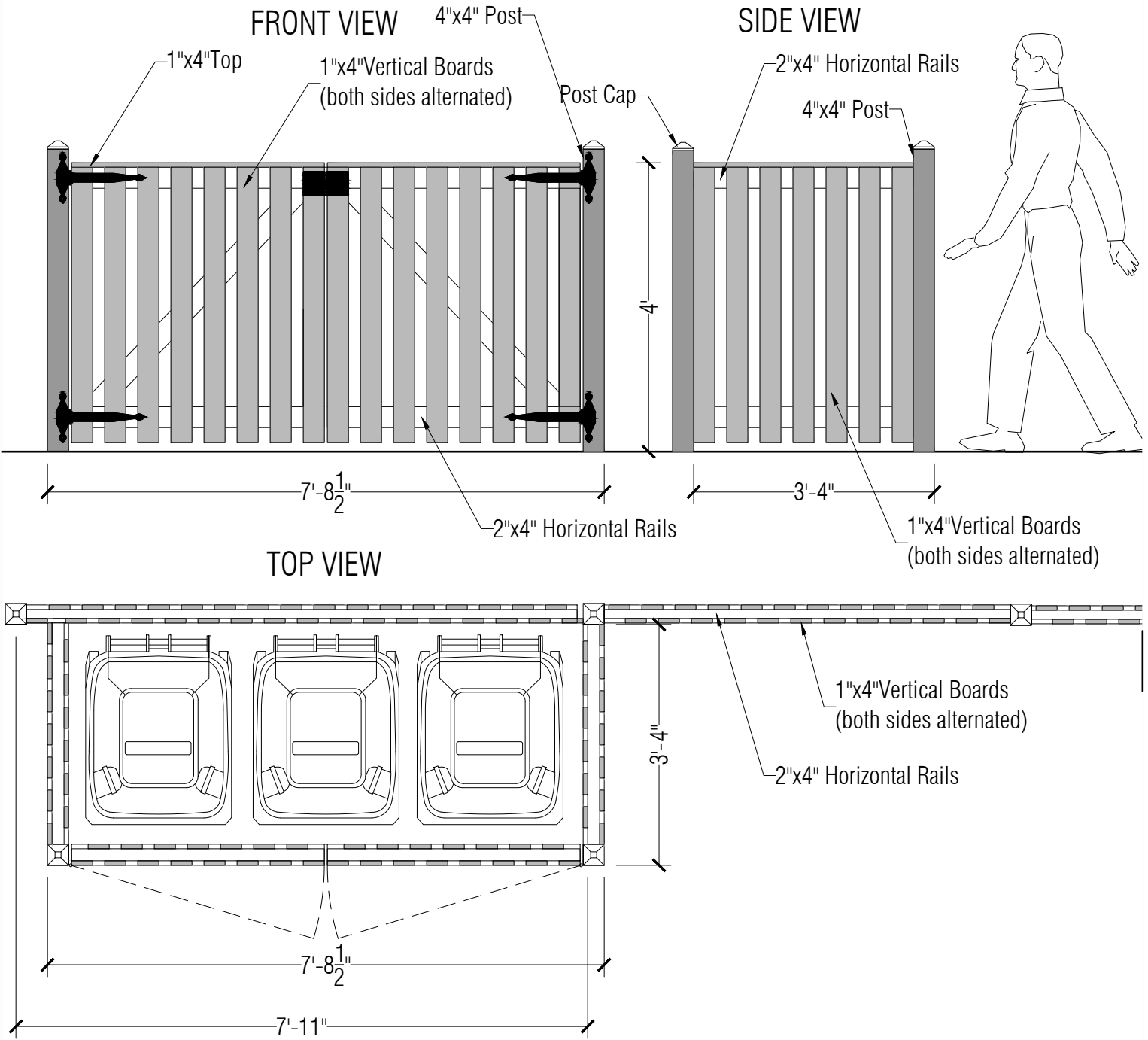
<small>design</small>	<small>phase</small>	<small>scales</small>	<small>date</small>
ARCHITECTURE	PLANNING	1/2" = 1'	August 2024
<small>drawn by</small>	<small>signature</small>	<small>job #</small>	<small>drawing #</small> <small>rev</small>
DDC		A01.ARC.PE	1 0

Existing Fence



# 13 GRAFTON ST

## Proposed Enclosure for Trash Bins - West side



Material of the fence parts:  
Pressure Treated Timber for ground contact

applicant	Norah & Diogo Coelho		
location	13 GRAFTON ST CHEVY CHASE MD 20815		
description	PROPOSED ENCLOSURE FOR TRASH BINS - WEST SIDE		

design	phase	scales	date
ARCHITECTURE	PLANNING	1/2" = 1'	March 2024
drawn by	signature	job #	drawing # rev
DDC		A01.ARC.PE	2 0